

2009 FINAL RESULTS ANNOUNCEMENT

FINANCIAL HIGHLIGHTS

	Year 2009	Year 2008
	HK\$'M	HK\$'M
Operating profit	394.3	53.9
Profit/(Loss) for the year	315.2	(126.5)
Basic earnings/(loss) per ordinary share	HK13.6 cents	HK(5.66) cents
Proposed final dividend	HK0.8 cent	HK0.5 cent
Total dividends for the year	HK1.1 cents	HK1.0 cent
Adjusted net asset value per ordinary share	HK\$1.77	HK\$1.69

- Achieved net profit for the year of HK\$315.2 million, as compared to the loss of HK\$126.5 million recorded in 2008.
- Final dividend and total dividends per ordinary share for 2009 increased by 60% and 10%, respectively, over the comparative amounts last year.
- The Group has adopted a cautious approach in evaluating and committing to new investments throughout 2009.
- The Group as a whole is maintaining effectively a net cash position, which is providing a solid foundation for future business expansion.
- Capitalising on its ready financial strength, the Century City Group is beginning to embark on plans to explore new investment opportunities in different strategic business segments.
- The Directors are confident that the Century City Group will be able to further expand strategically and grow profitably in the years ahead.

Press Release

22nd March, 2010

For Immediate Release

Century City Announces 2009 Final Results

Century City International Holdings Limited (stock code: 355) announced today its final results for the year ended 31st December, 2009.

FINANCIAL RESULTS

For the year ended 31st December, 2009, the Group achieved a consolidated profit attributable to shareholders of HK\$315.2 million, as compared to the consolidated loss of HK\$126.5 million recorded in 2008. The profit attained for the year under review is mainly attributable to the fair value gains on certain financial assets and investment properties held by the Group and the contribution from Regal Hotels International Holdings Limited, its listed associate.

For the purpose of reference and ease of comparison, supplementary information on the net assets of the Group, compiled on an adjusted basis to reflect more fairly the underlying net assets attributable to the interests held by Regal in Regal Real Estate Investment Trust, is provided in the final results announcement released today. **The adjusted net asset value per ordinary share is HK\$1.77.**

DIVIDENDS

The Directors have resolved to recommend the payment of a final dividend of HK0.8 cent per ordinary share for the year ended 31st December, 2009 (2008 – HK0.5 cent).

Together with the interim dividend of HK0.3 cent (2008 – HK0.5 cent, as adjusted) per ordinary share paid in October 2009, total dividends per ordinary share for the year ended 31st December, 2009 will amount to HK1.1 cents (2008 – HK1.0 cent, as adjusted).

BUSINESS OVERVIEW

As the ultimate holding company of the Century City Group, the Company owns beneficially shareholding interest of approximately 58.7% in Paliburg Holdings Limited. Paliburg owns an effective controlling shareholding interest of

approximately 48.7% in Regal which, in turn, owns approximately 74.2% of the issued units of Regal REIT.

PALIBURG GROUP, REGAL GROUP AND REGAL REIT

For the year ended 31st December, 2009, Paliburg achieved a consolidated profit attributable to shareholders of HK\$429.5 million, as compared to the consolidated loss of HK\$468.8 million recorded in 2008.

For the year ended 31st December, 2009, Regal achieved a consolidated profit attributable to shareholders of HK\$431.1 million, as compared to the consolidated loss of HK\$808.8 million recorded in 2008.

For the year ended 31st December, 2009, Regal REIT attained a consolidated profit before distributions to unitholders of HK\$626.8 million, as compared to a consolidated net loss of HK\$2,150.2 million before distributions to unitholders recorded in 2008.

For 2009 final results and further information on Paliburg, Regal and Regal REIT, please refer to their respective press releases and full set of final results announcements.

OUTLOOK

The international economic climate has become increasingly volatile since the financial tsunami started off in late 2008 and the Group has consequently adopted a cautious approach in evaluating and committing to new investments throughout 2009. This has helped the conservation of cash resources and the Group as a whole is maintaining effectively a net cash position, which is providing a solid foundation for future business expansion. The economic conditions in Hong Kong and Mainland China have now gradually stabilised and China is continuing to put into effect various financial measures to ensure sustainable economic growth. Though worldwide financial conditions can still be unstable at times, outlook of the economies in Hong Kong and China is optimistic. Accordingly, capitalising on its ready financial strength, the Century City Group is beginning to embark on plans to explore new investment opportunities in different strategic business segments. “Overall, the Directors are confident that the Century City Group will be able to further expand strategically and grow profitably in the years ahead.” concluded Mr Y. S. Lo, Chairman and Chief Executive Officer of the Group.

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For further information, please refer to the full set of Century City's final results announcement released today.

For media enquiries, please contact:

Group Director of Communications – Ms. Lily Chan

Tel: 2837-1963 Fax: 2890-5073

Email: lily.chan@RegalHotel.com

Assistant Communications Manager – Ms. Angela Cheu

Tel: 2837-1650 / 9785-3569 Fax: 2890-5073

Email: angela.cheu@RegalHotel.com

Assistant Communications Manager – Ms. Maggie Fan

Tel: 2837-1661 / 9257-8775 Fax: 2890-5073

Email: maggie.fan@RegalHotel.com